

**HERITAGE DEVELOPMENT BOARD
OF
THE CITY OF SAINT JOHN**

TUESDAY OCTOBER 30TH, 2012

The meeting of the Heritage Development Board was held in the 10th Floor Boardroom of City Hall, commencing at 5:30 pm.

IN ATTENDANCE: Leona Laracey, Chair
 Colin Waldschutz, 1st Vice Chair
 Patrick McCaffrey, 2nd Vice Chair
 Richard Gradon
 Alex Pesold
 Gordon Hewitt
 Heather Urquhart

Amy Poffenroth, Deputy Commissioner
Jill Flecknell, Recording Secretary

REGRETS: Jim Bezanson, Secretary/Heritage Development Officer
 Elizabeth McGahan
 Councillor Donna Reardon

ITEM 1.0 AGENDA

The following item was added for discussion under Other Business:

- 7.1 Staff Update*
- 7.2 Rockwood Park Heritage Designation*

MOVED by Gord Hewitt ***SECONDED*** by Heather Urquhart to approve the agenda as amended.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE OCTOBER 17TH, 2012 MEETING

MOVED by Colin Waldschutz, ***SECONDED*** by Gord Hewitt to approve the October 17th, 2012 minutes as amended.

CARRIED.

ITEM 3.0 BUSINESS ARISING**ITEM 3.1 KAREN STEPHEN & IAN STEAD, 12-14 BENTLEY STREET**

Karen Stephen and Ian Stead were in attendance on behalf of their son, Adam Stephen representing 12-14 Bentley Street. Chair, Leona Laracey explained that at the October 17th meeting, an application was brought before the Board to install metal siding on the rear of the subject property. The Board determined that the proposed aluminum siding would not be in keeping with the Heritage Conservation By Law, however the Board recommended the use of cement board. Ms. Stephen and Mr. Stead had submitted a letter to the Board expressing their dissatisfaction with the decision, explaining that their son had purchased his first home, and was not made aware of the buildings heritage designation. The subject property has vinyl siding on all other sides and he wanted to have the rear of the building sided to match. Due to the proposed wall being on a property line, the Board recommended to install cement board, which Ms. Stephen explained to be a costly material and difficult installation. Mr. Stead and Ms. Stephen discussed with the Board the opportunity for the property to be removed from heritage designation as there are only a few heritage properties on Bentley Street, in the Douglas Avenue Conservation Area.

The Board held a lengthy discussion and advised that the owner Adam Stephen make a formal request to the Heritage Development Board for removal of heritage designation, and the request be passed through to Common Council.

MOVED by Patrick McCaffrey, SECONDED by Alex Pesold, that Adam Stephen owner of 12-14 Bentley Street write a letter requesting to be formally removed from heritage designation.

CARRIED.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Karen Stephen & Ian Stead were present representing the Item 3.1: *12-14 Bentley Street*,

Jeff Price of Homestar Inc. was present representing the Item 5.1: *219 Germain Street*,

Jamie Grannan of Mexicali Rosa's, Rick Waters of Design Art Signs and Chris Grannan of The Grannan Group, were present representing Item 5.5: *43 Princess Street*

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2012-72
MARK HATEFIELD-HOMESTAR INC., 219 GERMAIN STREET**

Amy Poffenroth reviewed the application for a Heritage Permit [Certificate of Appropriateness] to remove the existing enclosed staircase and install new stairs and handrails.

ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-72
MARK HATEFIELD-HOMESTAR INC., 219 GERMAIN STREET

Jeff Price of Homestar Inc. answered questions from the Board on the details of the application for the construction of new stairs and handrails to replace the existing enclosed staircase which he noted was deteriorating.

MOVED by Colin Waldschutz, SECONDED by Alex Pesold, to approve the following:

Remove existing enclosed exit stairs and construct a new wood stairs and handrails in general conformance with the Practical Conservation Guidelines for Stairs, Decks & Fire Escapes; as submitted.

This work is to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the *Saint John Heritage Conservation Areas By-law* and to the satisfaction of the Heritage Development Officer;
2. The Buildings & Inspection Services Department be contacted for necessary permits;
3. No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before November 14, 2012.

CARRIED.

The Board agreed to review Item 5.5 43 Princess Street, as the applicants were present.

ITEM 5.5A APPLICATION FOR A HERITAGE PERMIT 2012-76
GRANNAN'S HOSPITALITY GROUP, 43 PRINCESS STREET

Amy Poffenroth reviewed the application for a Heritage Permit [Certificate of Appropriateness] to revise lettering and install a projecting sign above the entrance of 43 Princess Street.

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-76
GRANNAN'S HOSPITALITY GROUP, 43 PRINCESS STREET

Jamie Grannan of Mexicali Rosa's, Chris Grannan of Grannan Group, and Rick Watters of Design Art Signs were present on behalf of the application. Chris Grannan addressed the Board indicating that the application was to change the name on the sign from "Wingers" to "Mexicali Rosa's". Chair, Leona Laracey explained that the sign was currently not in compliance with the Certificate of Appropriateness that had been issued for the "Wingers" sign, and requested that the background of the projecting sign be painted black as was previously

approved. The Board also noted that the sign had already been installed for which a Certificate of Appropriateness had not been issued, Jamie Grannan apologized, explaining that it was a misunderstanding as he had met with staff in the summer and was under the impression an application would be submitted. Rick Watters indicated that the colour of the background could be corrected and was an oversight on his part with the previous Certificate of Appropriateness. The Board agreed that the “Mexicali Rosa’s” lettering was in keeping with the company’s corporate identity, but requested that the background be painted in black, charcoal grey or an appropriate colour from the heritage palate and that the applicants update the Board on their colour choice.

MOVED by Colin Waldschutz, SECONDED by Alex Pesold, to approve the following:

Paint projecting sign background in black or an appropriate heritage colour in keeping with guidelines found in the Practical Conservation Guidelines for ***Paint & Colour***.

Install new red and black letters on the projecting sign above the arched south entry, to read:

- “Mexicali Rosa’s”

This work to be carried out under the following conditions:

1. The proposed work to be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law;
2. The Buildings & Inspections Services Department be contacted for necessary permits, and
3. No work shall commence until expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before November 14th, 2012.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2012-73
BILL JAMES, 65 CLARENDON STREET

Amy Poffenroth reviewed the application for a Heritage Permit [Certificate of Appropriateness] to replace the rooftop deck complete with handrails and paint white.

ITEM 5.2 B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-73
BILL JAMES, 65 CLARENDON STREET

MOVED by Colin Waldschutz, SECONDED by Gord Hewitt, to approve the following:

Replace rooftop deck with new 8’ x 8’ rooftop deck complete with 42” high handrail as per submitted photos.

Prime and paint all wood components using an approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*;

This work is to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the *Saint John Heritage Conservation Areas By-law* and to the satisfaction of the Heritage Development Officer;
2. The Buildings & Inspection Services Department be contacted for necessary permits;
3. No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before November 14, 2012.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE PERMIT 2012-74
NATHAN GIONET, 58 QUEEN STREET

Amy Poffenroth reviewed the application for a Heritage Permit [Certificate of Appropriateness] to expand a rooftop deck as per the photos submitted.

ITEM 5.3 B DRAFT CERTIFICATE OF APPROPRIATENESS 2012-74
NATHAN GIONET, 58 QUEEN STREET

Deputy Commissioner, Amy Poffenroth advised the Board that the proposed rooftop deck had already been constructed without approved permitting. The Board held a lengthy discussion and approved the application retrospectively from an aesthetic position.

MOVED by Patrick McCaffrey, ***SECONDED*** by Gord Hewitt, to approve the following:

Construct an expanded rooftop deck as per submitted sketches/ photos.

This work is to be carried out under the following conditions:

1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the *Saint John Heritage Conservation Areas By-law*;
2. The Buildings & Inspection Services Department be contacted for necessary permits;

3. No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before November 14, 2012.

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE PERMIT 2012-75
TA-KE SUSHI C/O YANG LEE, 38 KING STREET

Amy Poffenroth advised that the application is for a Heritage Permit [Certificate of Appropriateness] to install a new awning with same colour and lettering as corporate identity. A photograph of the existing Charlottetown, PEI storefront was circulated to the Board. Board members had questions such as if the awning would be brand new or a covering of the existing awning, these details that were not covered in the application and the applicant was unfortunately unable to attend the meeting. The Board discussed that additional information regarding the materials and design of the proposed awning was required prior to approval.

MOVED by Patrick McCaffrey, SECONDED by Gord Hewitt to table the proposed application to install a new awning with same colour and lettering as corporate identity pending additional information regarding the materials and design of the proposed awning.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 STAFF UPDATE

Deputy Commissioner, Amy Poffenroth updated the Board that the Heritage Architect/Analyst position had been reposted with changes to the education requirements and would be closing November 13th. Board members expressed concerns that by changing the education requirements the level of heritage conservation expertise may be jeopardized, and it should be an essential requirement for the position. The Board discussed the possibility of sending a letter to address their concerns and questioned if outsourcing might be a possibility to fill a vacancy in the meantime. No actions were decided on and no motions were made/approved.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held November 14th, at 5:30pm.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned 7:12 p.m.



Amy Poffenroth
Deputy Commissioner

JF